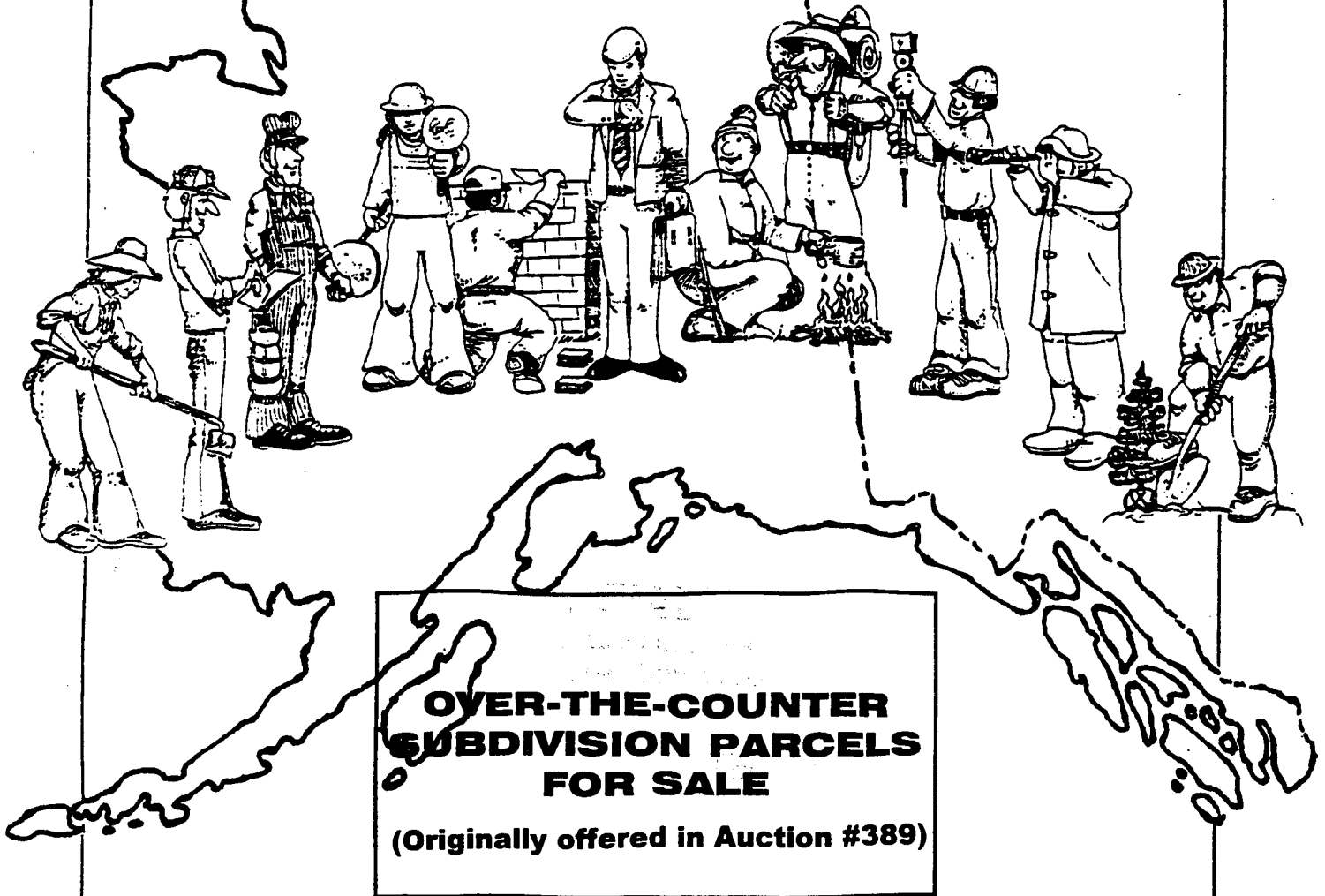


LAND FOR ALASKANS

\$3.00 (Receipt SP)

1995 OTC

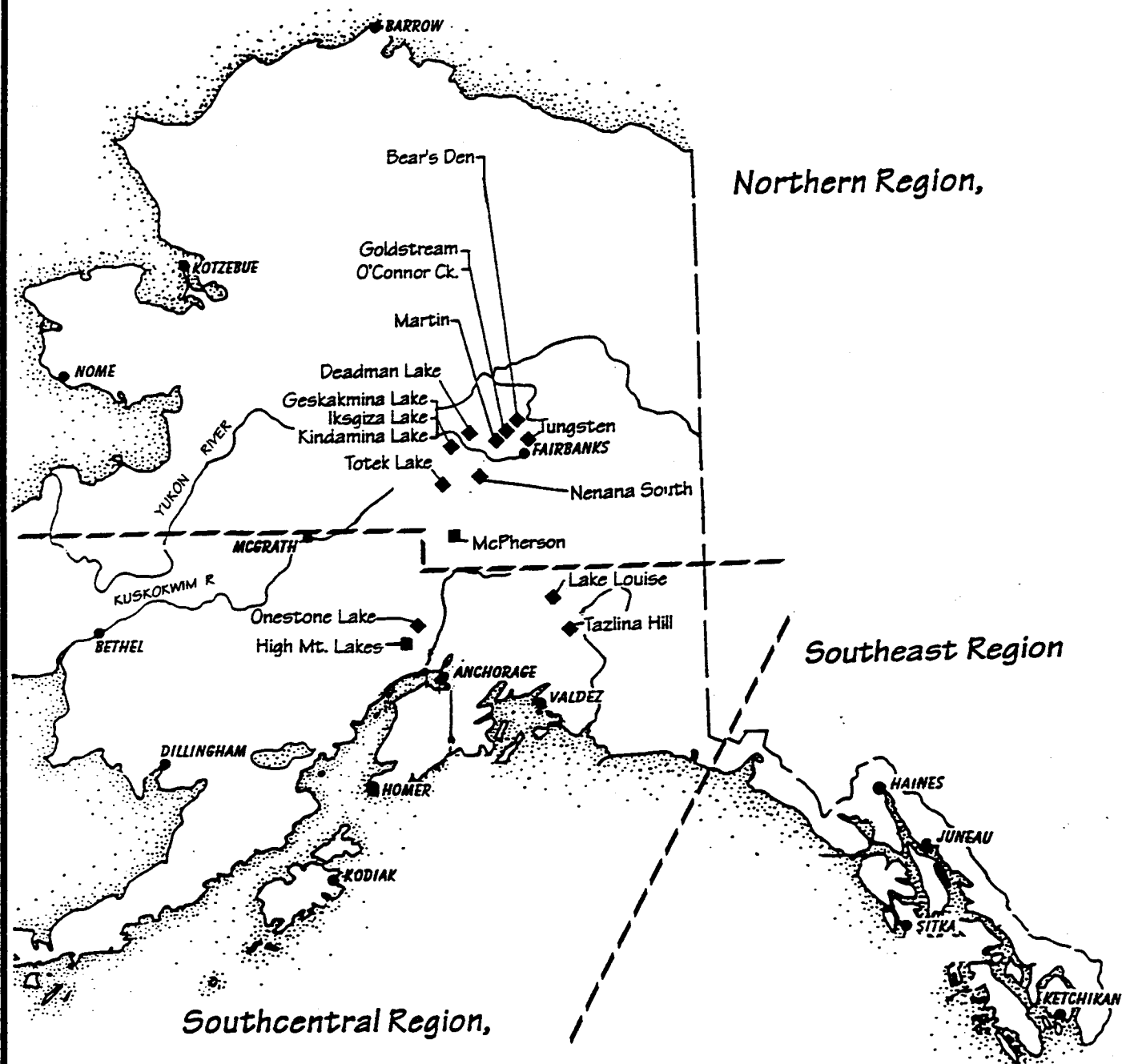


**OVER-THE-COUNTER
SUBDIVISION PARCELS
FOR SALE**

(Originally offered in Auction #389)

Alaska Department of Natural Resources

OVER-THE-COUNTER SUBDIVISION PARCELS



GENERAL INFORMATION

Introduction:

This brochure describes the lands currently available over-the-counter and explains how to apply for a parcel. The parcels were originally offered in the 1995 State Land Offering (Auction #389).

The first part of this brochure gives purchase information about the land offering, and lists reservation codes that may apply to the parcel. The brochure then lists and describes the parcels. Please note that some of the parcels listed in this brochure have been sold. The current list of available land is an attachment to this brochure entitled PARCELS AVAILABLE OVER-THE-COUNTER. Additional copies of this brochure and purchase forms can be obtained at the DNR information office in Juneau, Anchorage, and Fairbanks.

Site Inspection:

CHECK IT OUT ! The Department of Natural Resources strongly urges anyone wishing to purchase a parcel to first review all information and then personally inspect the land before filing an application. The land chosen by an applicant is taken "as is" with no guarantees, expressed or implied, as to its suitability for any intended use.

Amendments:

The Division of Land reserves the right to postpone or cancel this over-the-counter sale, in whole or in part, at any time, if necessary to protect the interests of the state. One or more parcels may be withdrawn at any time.

At times, modifications in the terms of a land offering become necessary after the publication of the brochure. Changes are announced and published in supplemental information sheets as soon as possible, but it is the applicant's responsibility to keep informed of any changes or corrections.

False Information:

A land program participant who gives false information on forms or other required documents may be prosecuted to the full extent of the law. In addition to any other penalties prescribed by law, the participant may lose all right, title and interest in the land.

DNR Information Offices:

Listed below are the three DNR information offices for each of the three DNR regions, their phone numbers, addresses and office hours. **These offices are the only offices that will accept applications for purchase of these parcels.** These offices also have more copies of this brochure available for purchase and purchase forms, display maps, and other information.

Southeast Region Division of Land 400 Willoughby Avenue 4 th Floor Juneau, AK 99801 Phone: 907-465-3400 Fax: 907-586-2954 TDD: 907-465-3888 Office Hours: M-F 8:00am to 4:30pm	Statewide & Southcentral DNR Public Information Center 3601 C Street Suite 200 Anchorage, AK 99503-5929 Phone: 907-269-8400 Fax: 907-269-8901 TDD: 907-269-8411 Office Hours: M-F 11:00am to 5:00pm (All mail requests to this address)	Northern Region Division of Land Information Office 3700 Airport Way Fairbanks, AK 99709-4699 Phone: 907-451-2705 Fax: 907-451-2751 TDD: 907-451-2770 Office Hours: M-F 8:00am to 5:00pm
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PURCHASE INFORMATION

Parcels can be purchased either by paying a lump sum for the parcel, or by entering into a sale contract with the State of Alaska.

Lump Sum Payment:

If the purchase price minus the down payment is \$1,000 or less, the purchase price must be paid in full; a land sale contract will not be issued.

Sale Contracts: If the purchase price minus the down payment is greater than \$1,000, the remainder may be paid by sale contract. Once you have signed a state land sale contract, you have entered into a legal, binding contract. Your money cannot be refunded if your contract is in default, relinquished, or otherwise terminated.

The terms for purchasing state land by sale contract are:

- down payment of 5 percent of the purchase price;
- contract for payment of the balance, with interest, over a period of up to 20 years;
- non-refundable document handling fee of \$75.

The state will record the sale contract. Checks returned for any reason may invalidate the transaction and terminate all rights of the applicant.

If the principal sum (amount on which the state is extending credit) is \$5,000 or less, the state will offer an annual payment contract only. The first payment will be due 12 months after the effective date of the contract. If the principal sum is more than \$5,000, the state will offer a quarterly or annual payment contract. Under a quarterly payment contract the first payment will be due three months after the effective date of the contract. Monthly payments are available if the principal sum is over \$20,000.

Principal and interest payments will be set on a level-payment basis over a period of not more than 20 years. Every land sale contract requires a payment of at least \$100 of principal each year. Purchasers may, at any time, pay more than their required payment. The state does not charge a prepayment penalty.

The interest rate on all land sale contracts is the "A" rate provided by the Farm Credit Bureau for 20-year, fixed-rate real estate mortgages for the farm credit district for Alaska at the time the contract is received and signed by the Division of Land (this interest rate has varied between 10.40% to 12.65% from January 1995 to July 1995). Interest begins to accrue on the date shown on the face of the contract.

Returned Check Policy.

A service charge will be assessed for any check on which the bank refuses payment. Post-dated checks cannot be accepted.

Veterans' Land Discount:

Eligible veterans may receive a 25 percent discount on the purchase of state land (AS 38.05.940), **excluding mental health trust land**. The veterans' discount may only be used once in an applicant's lifetime. To be eligible, an individual must submit proof, acceptable to the department, that the purchaser:

- is 18 years of age or older at the date of sale;
- has been a resident of the State of Alaska for a period of not less than one year immediately preceding the date of sale
- has served on active duty in the U.S. armed forces for at least 90 days, unless tenure was shortened due to a service-connected disability or due to receiving an early separation
- after a tour of duty overseas; and
- has received an honorable discharge or general discharge under honorable conditions.

For the purposes of this program, armed forces are limited to the United States Army, Navy, Marines, Air Force, and Coast Guard. Service in state National Guard units, the Alaska Territorial Guard, as well as Army, Navy, Marine, and Air Force Reserve service may also be included, provided the applicant can document the accumulation of 90 days of active duty service. A Form DD 214, Report of Separation from Active Duty, or the equivalent, showing the character of the discharge and the home of record, must be submitted.


Interested veterans are encouraged to request their Form DD 214 well in advance of the auction.

The veterans' discount may be applied only to acquisition of surface rights to the land. It may not be applied to survey and platting costs, or other costs reimbursable to the state. These costs will be subtracted from the purchase price before the discount is calculated. These costs for each subdivision are listed in the table on Page 19.

Successful bidders, or homestead applicants wishing to purchase their parcel, who qualify for the veterans' discount must apply for the discount at the time of purchase. The amount of the discount will be deducted from the principal sum of the sales contract, or from the purchase price if the purchase price is paid in full.

Here is how a veterans' discount works for a 3.349 acre parcel with reimbursable costs of \$959 per acre, and a bid price of \$14,000.00:

\$14,000.00	bid price
<u>-3,211.69</u>	reimbursable costs (\$959 per acre x 3.349 acres).
\$10,788.31	price eligible for discount
<u>-2,697.08</u>	25% veterans' discount
\$14,000.00	bid price
<u>-2,697.08</u>	discount amount
\$11,302.92	discounted purchase price
<u>-\$700.00</u>	5% down payment
\$10,602.92	balance due



REIMBURSABLE COSTS FOR CALCULATING VETERANS DISCOUNT

Subdivision	Survey	Reimbursable costs
Bald Mountain	ASLS 80-176	\$238.00/Acre
Bartlett Hills (Tract A)	ASLS 79-134A	\$234.00/Acre
Bartlett Hills (Tract B)	ASLS 79-143B	\$234.00/Acre
Bartlett Hills (Tract C)	ASLS 79-143C	\$234.00/Acre
Bear's Den	ASLS 82-125	\$431.00/Acre
Berg	ASLS 82-181	\$531.00/Acre
Bruce Lake	ASLS 79-155	\$492.00/Acre
Chandalar Lake	ASLS 85-224	\$408.00/Acre
Deadman Lake	ASLS 81-40	\$268.00/Acre
Dinglishna Hill	ASLS 80-133	\$245.00/Acre
Duncal Canal	ASLS 81-9	\$440.00/Acre
Excursion Inlet North	ASLS 81-66	\$561.00/Acre
Excursion Inlet South	ASLS 81-90	\$547.00/Acre
Geskakimina Lake	ASLS 81-55	\$277.00/Acre
Goldstreak	ASLS 79-156	\$492.00/Acre
Goldstream	ASLS 79-163	\$261.00/Acre
Haystack	ASLS 80-117	\$274.00/Acre
Haystack Extension	ASLS 80-163	\$274.00/Acre
High Mountain Lakes	ASLS 80-154	\$273.00/Acre
Iksqiza Lake	ASLS 81-54	\$328.00/Acre
Keene Channel	ASLS 81-8	\$440.00/Acre
Kndamina Lake	ASLS 81-218	\$390.00/Acre
Kupreanof	ASLS 79-182	\$411.00/Acre
Lake Louise	USS 3484-3490	\$400.00/Acre
Lincoln Creek	ASLS 82-158	\$642.00/Acre
Lisianski Inlet	USS 3305	\$200.00/Acre
Martin	ASLS 84-21	\$257.00/Acre
McCloud	ASLS 82-157	\$609.00/Acre
McPherson	ASLS 87-217	\$400.00/Acre
Nenana South	ASLS 80-106	\$225.00/Acre
O'Connor Creek	ASLS 83-23	\$271.00/Acre
Onestone Lake	ASLS 81-110	\$430.00/Acre
Panguingue Creek	ASLS 79-168	\$112.00/Acre
Phonograph Creek	ASLS 80-183	\$524.00/Acre
Pinnacle Mountain	ASLS 84-12	\$1121.00/Acre
Prince of Wales (Thorne Bay)	ASLS 80-121	\$465.00/Acre
Shell Hills	ASLS 80-177	\$314.00/Acre
Shell Lake North	ASLS 80-174	\$437.00/Acre
Snake Lake	ASLS 85-85	\$207.00/Acre
Tazlina Hills	ASLS 79-227	\$349.00/Acre
Tektanika	ASLS 85-332	\$400.00/Acre
Tektanika	ASLS 86-148 & 149	\$400.00/Acre
Tektanika	ASLS 86-234	\$400.00/Acre
Totek Lake	ASLS 81-57	\$305.00/Acre
Tungsten	ASLS 80-99	\$211.00/Acre
Vault	ASLS 80-189	\$335.00/Acre
West Twin Lake	ASLS 81-129	\$558.00/Acre
Whale Passage	ASLS 81-217	\$678.00/Acre
Wrangell Narrows	ASLS 81-7	\$440.00/Acre

CONDITIONS OF PURCHASE

Tentatively Approved Lands.

Lands for which the state has not received final patent from the federal government are designated as tentatively approved. Tentatively approved lands are identified as such when offered for sale by the state.

Title for parcels on tentatively approved land will be conditioned on the state receiving patent from the federal government. If for any reason the state does not receive patent to land, a sale, lease, or grant on this conditional basis will be canceled, and the money paid to purchase the land will be refunded. The state has no further liability to the purchaser, lessee, or any third party for the termination of the contract. (11 AAC 67.015)

Ordinarily, there is little risk of loss of title associated with tentatively approved land. However, there may be some problems, such as:

- title insurance companies may not provide title insurance unless this contingency is "excepted" from coverage; and
- banks may not loan money for construction on tentatively approved lands.

In the 1995 State Land Disposal, the following disposal areas are all, or in part, on tentatively approved land: Albert Creek, Bear Creek, Central, Chandalar Lake, Circle, Deadman Lake, Snake Lake, and Teklanika.

Access.

The state has no legal obligation to build roads to any parcel. Legal access exists to all subdivisions along a surveyed section line or platted right-of-way. Physical access may be via roads, trail or water bodies.

The location of legal access to a specific subdivision may be obtained from the DNR information office nearest the subdivision (see pages 3-4). Legal access to homestead areas is generally available from a lake, river, trail, or road. All homesteads are subject to existing roads and trails. With a few exceptions, such as across park lands, access across state lands may be gained along section lines.

Access across unreserved state land may be gained by foot, snow machine, or similar means without a permit, provided no road construction is undertaken. Limited trail construction may be allowed without a permit under certain conditions—check with the nearest DNR information office. The use of off-road vehicles (ORVs) is allowed but ORV users are urged to use existing trails where possible. Where no trails exist, ORV users are urged to use the legal access to minimize the number of trails across public lands. Unless a right-of-way has been identified by the Department of Natural Resources, moving heavy equipment, such as a bulldozer, requires a permit from the nearest regional office.

Public access easements along public or navigable water bodies are reserved for purposes normally associated with the use of the public resources of the water body.

No public access easement may be obstructed or made unusable by the public.

PLEASE NOTE: Rights-of-way shown on subdivision maps designate areas reserved for road construction and access and do not necessarily indicate the existence of a constructed road. Potential purchasers should inquire at a regional or area office to see if there is an existing road on the reserved right-of-way.

Homeowners' Associations.

If a subdivision has an incorporated Homeowners' Association, successful applicants automatically become members. A Homeowners' Association generally has the power to assess lots within the subdivision for the costs of capital improvements and maintenance. To find out if a subdivision has an active incorporated Homeowners' Association, contact the Department of Commerce and Economic Development, Division of Banking, Securities, and Corporations (907-465-2530).

Reservations.

Parcels are subject to rights-of-way, easements, setbacks, roads, trails, and other restrictions shown on the survey plat. Within state subdivisions, all road rights-of-way are also dedicated for public utilities and other uses normally associated with a road right-of-way. On a state subdivision plat, where a section line passes through a subdivision and is not shown as a road, easement vacation plats have been filed in most cases. No access is allowed on vacated section lines.

The state retains ownership of all oil, gas, coal, ore, minerals, fissionable materials, geothermal resources and fossils which may be in or upon the land that it sells (AS 38.05.125). The state reserves the right to enter onto the land to explore for and develop these mineral resources. It may lease them to mineral developers or allow mining claims to be staked. However, Alaska law also provides that the surface owner will be compensated for damages resulting from mineral exploration and development. Also, most state land disposal areas were closed to mineral entry prior to offering.

Before receiving title to the land, individuals are not permitted to sell or remove from the parcel any surface resource such as stone, gravel, sand, peat, top soil, timber, or any other material valuable for building or commercial purposes. Such materials may be used on the parcel.

Restriction On Subdividing.

The successful applicant may not subdivide the land prior to receiving title. Subdividing of any parcel must comply with state or local platting requirements.

Wetlands.

Some state land offerings include wetlands. You may need a permit from the District Engineer of the U.S. Army Corps of Engineers before putting any dredged or fill material in wetlands (for example, to build a road, or any other land clearing activity involving land leveling). Dredging wetlands or putting fill in them without a valid permit can result in civil fines or criminal charges. For further information, contact the U.S. Army Corps of Engineers.

Improvements.

It is the responsibility of the purchaser to properly locate themselves on their lot and to construct all improvements outside of platted easements or rights-of-way. In addition, there may be additional building setbacks. Contact the local municipality or borough prior to constructing any improvements.

Taxes:

Property offered by the state is subject to taxes and assessments levied by local taxing authorities.

Authorizations.

Construction of improvements on some parcels may require authorizations from federal, state or local agencies. It is the responsibility of the applicant to obtain all necessary authorizations.

Sewer and Water.

No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed, and equipped in accordance with the requirements of the Alaska Department of Environmental Conservation (ADEC). Approval of such system shall be obtained from ADEC.

Many of the subdivisions included in this land offering have some restrictions on the types of sewage disposal systems allowed. For more information on a particular subdivision or lot, please refer to the subdivision survey plat and contact the appropriate regional office of ADEC.

Water Rights.

To obtain water rights you must apply for a permit from the Division of Mining and Water Management. Applications for water rights are available at DNR information offices.

Fire Warning.

Some state lands are in areas without fire protection. The state assumes no duty to fight fires in these areas. Wild fires should be considered a serious potential hazard even in areas designated for fire protection.

Timber Purchase and Use.

The Department of Natural Resources issues personal use permits for the purchase of fuel wood obtained from state land; personal use contracts are issued for the purchase of house logs and saw logs. Contact the Area Forester well in advance of need.

Future Offerings.

The state reserves the right to offer more land at any time, thereby increasing the population density in the area of the offering.

Railroad Right-Of-Way.

Public use of the Alaska Railroad Corporation's two-hundred-foot right-of-way, bridges and trestles is unlawful. However, entering the right-of-way to board or depart a passenger train is permitted. Passenger train service is limited. Contact the nearest railroad agent for more information.

Fish and Game Requirements.

A permit is required from the Department of Fish and Game before any obstruction of or construction on a fish stream, including a water intake device.

Fish and Game regulations allow taking game in defense of life or property only when all other practical means to protect life and property have been exhausted and the necessity for taking the animal is not brought about by harassment or provocation of the animal, an unreasonable invasion of the animal's habitat, or by the improper disposal of garbage or a similar attractive nuisance.

Eagle Nesting Sites.

Federal law prohibits any disturbance of bald eagles or their nests. This law is enforced by the U.S. Fish and Wildlife Service (USFWS). USFWS recommends no construction disturbance within 330 feet of any eagle nest in March or April, nor within 330 feet of any active eagle nest during May-August. Consult with USFWS on the siting of structures and roads or cutting mature trees within 330 feet from a nest tree. Nest trees should not be disturbed at all.

Use of State Land.

Uses of state land that are not "generally allowed" (see DNR Fact Sheet "Generally Allowed Uses on State Land") may require a land use authorization from the Division of Land. It is the responsibility of the applicant to obtain all necessary authorizations.

RESERVATION CODES LIST

The following is a list of some of the restrictions and easements recorded on the plat of survey or reserved by the state through the final findings. This list is not all inclusive and only serves to inform the applicant of reservations immediately important to him/her in order to make a more informed decision. THE SUBDIVISION PLAT MAY IMPOSE ADDITIONAL RESTRICTIONS NOT LISTED IN THE BROCHURE. For more detailed information, applicants may review the subdivision plat at any of the three DNR information offices listed on pages 3-4.

- A. Units are corner lots along the Kenai Spur Highway. Access directly to the Kenai Spur Road will be prohibited. Access be from a secondary road.
- B. Subject to a 15-foot wide public easement each side of common interior lot lines and a 30-foot utility easement located adjacent to right-of-way lines.
- C. Subject to a 10-foot wide public utility easement.
- D. Subject to a 30-foot Alaska Road Commission utility easement for utility anchoring purposes.
- E. Subject to platted easements and reservations.
- F. Property is "paper platted." Determination of the lot corners is the responsibility of the purchaser.
- G. Subject to a 50-foot wide public access and utility easement on both side of section line.
- H. Subject to a 50-foot wide public access easement and building setback along mean or ordinary high water.
- I. Subject to a 30-foot wide public pedestrian access easement.
- J. Subject to a 30-foot wide utility easement.
- K. Subject to a 20-foot wide public utility easement adjacent to the dedicated road right-of-way.
- L. Subject to a 15-foot wide public utility easement.
- M. Subject to a 50-foot wide greening easement with a 10-foot public access easement adjacent to the lot line.
- N. Subject to a 20-foot wide public utility easement.
- O. Subject to a 15-foot wide public access and utility easement.
- P. Minimum wastewater treatment as required by Department of Environmental Conservation wastewater regulations with marine discharge to minus four tide or greater.
- Q. Subject to a 30-foot wide public utility easement within all lots and tracts adjacent to the R/W.
- R. Subject to a 10-foot wide public pedestrian access easement.
- S. Subject to a 20-foot wide public access easement.
- T. A 60-foot wide public access easement, 30-foot wide along each side of the centerline of the seismic line.
- U. Subject to platted public easement and boat storage easement.

V. Subject to a 10-foot wide public access easement.

W. Conventional one-site wastewater disposal systems with prior review and approval by Department of Environmental Conservation.

X. Subject to a 10-foot wide utility easement on common interior lot lines.

Y. Subject to a 20-foot wide utility easement on lot lines not common with other lots.

Z. Subject to a 10-foot wide public pedestrian access easement and building setback.

AA. Subject to a 75-foot wide building setback from the mean or ordinary high water line.

BB. Subject to a 100-foot wide building setback from the mean or ordinary high water line.

CC. Subject to platted easements as required to each pole location or guides and anchors.

DD. Subject to a 15-foot wide public access easement.

EE. A sealed wastewater system with no discharge to the surface or subsurface of the land or water is required by the Department of Environmental Conservation.

FF. This parcel is approved for conventional wastewater disposal systems with prior review and approval by the Department of Environmental Conservation.

GG. Final title to the land has not yet been transferred to the State by the federal government. These lands have been tentatively approved to the State. Further information may be found under the section titled, "Tentatively Approved Lands."

HH. Subject to a 15-foot wide utility easement on common interior lot lines.

II. Subject to a 30-foot wide utility easement on lot lines not common with other lots.

JJ. Subject to a 50-foot wide section line easement on either side of the section line. This is reserved under AS 19.10.010 to the State of Alaska for public highways.

KK. Subject to a 300-foot building setback from the Elliott Highway. No lots may have direct access to the Elliott Highway.

LL. Subject to the terms and conditions of BLM right-of-way permit #F-81589 for the Davidson Ditch as long as the Ditch remains in federal ownership.

MM. Subject to an existing lease issued to the Northwest Pipeline Co. for a weather station, ADL 407794. This lease expires December 15, 1988; all improvements will be removed 60 days after this date.

NN. Subject to a 40-foot wide public utility easement for a Copper Valley Electric power transmission line.

OO. Subject to a 25-foot wide public access and utility easement on all lot lines other than those defined by the meander of the ordinary high water line of Lake Louise and excluding lot lines common to lots combined into one parcel for this sale.

PP. Subject to a 50-foot wide screening easement. This easement shall be preserved in its existing natural state, no cutting, cleaning, or improvement will be allowed.

QQ. Subject to a 15-foot wide easement for a non-motorized vehicular trail. This trail does not supersede any section line access easement.

RR. Subject to a 10-foot wide public non-motorized trail easement.

SS. Subject to a 50-foot screening easement centered on all water courses draining into Lake Nunavaugaluk. No cleaning or construction shall be allowed within said easement.

TT. Subject to a 50-foot wide public access easement up from the ordinary or mean high water mark, pursuant to AS 38.04.055 and AS 38.05.127.

UU. Subject to a 25-foot wide public access and utility easement along all interior lot lines.

VV. Subject to a 30-foot wide public access and utility easement dedicated toward the interior of the parcel from all lot lines.

WW. Subject to a 200-foot setback from all streams and water bodies depicted on USGS Quadrangle Map Tyonek C-4 (1972).

XX. Units are each comprised of two platted lots. The lots, individually, are too small for on site

sewage disposal. Prior to selling any individual lots within the unit, approval must be obtained from the local platting authority. It is presumed that approval will not be granted until community sewers are available.

YY. A 30-foot wide public access easement along either side of the centerline of all traditional, existing roads and trails that have been and are in use at the time of the staking.

ZZ. Excluding 200-foot setback from the ordinary high water mark of unnamed stream or creek.

AAA. A 200-foot right-of-way, 100-foot wide along either side of the centerline of the Petersville Road.

BBB. A 5-foot radius access easement around the Alaska Division of Lands Survey Center Control Monument, a pedestrian access easement 5-foot wide from the nearest practical property boundary to said control monument, and where applicable, a 5-foot wide direct line-of-sight easement from said control monument to other existing control monuments.

CCC. Subject to a 25-foot building setback from the right-of-way line of any public right-of-way.

DDD. Subject to a 10-foot building setback from any lot line as well as a 25-foot building setback from any right-of-way boundary.

HIGH MOUNTAIN LAKE SUBDIVISION

High Mountain Lake is located approximately 65 miles northwest of Anchorage with Beluga Lake being 6 miles to the south and Judd Lake 1 mile to the north. An access is provided by two lakes located within the northern and southern portions of the subdivision respectively. Two smaller lakes located in the western and southeastern portions of the project can be recommended for Supercub type aircraft only. Additional air access is via Coal Creek which passes along the southwest corner of the project area. Physical access overland from Coal Creek is somewhat limited due to steepness of slope and scattered wetlands.

Site topography includes gently to moderately steep slopes with vegetation ranging from mixed forests of alder, birch, white spruce and willow in the more well drained lands to low brush bogs occurring in the areas of poor drainage. Elevation varies from 1,000 to 2,000 feet above mean sea level. Soils consist of organic litter covering 2 to 3 feet of wind blown silt, underneath which exists sands and gravels. Ground water is present at a 5-foot depth minimum throughout the majority of the project. Temperatures range from -5°F to 70°F with an annual precipitation rate of 30 inches and a snowfall rate of 120 inches.

It should be noted that there is a reasonable amount of beaver activity which may have a direct impact on the water tables of various lakes.

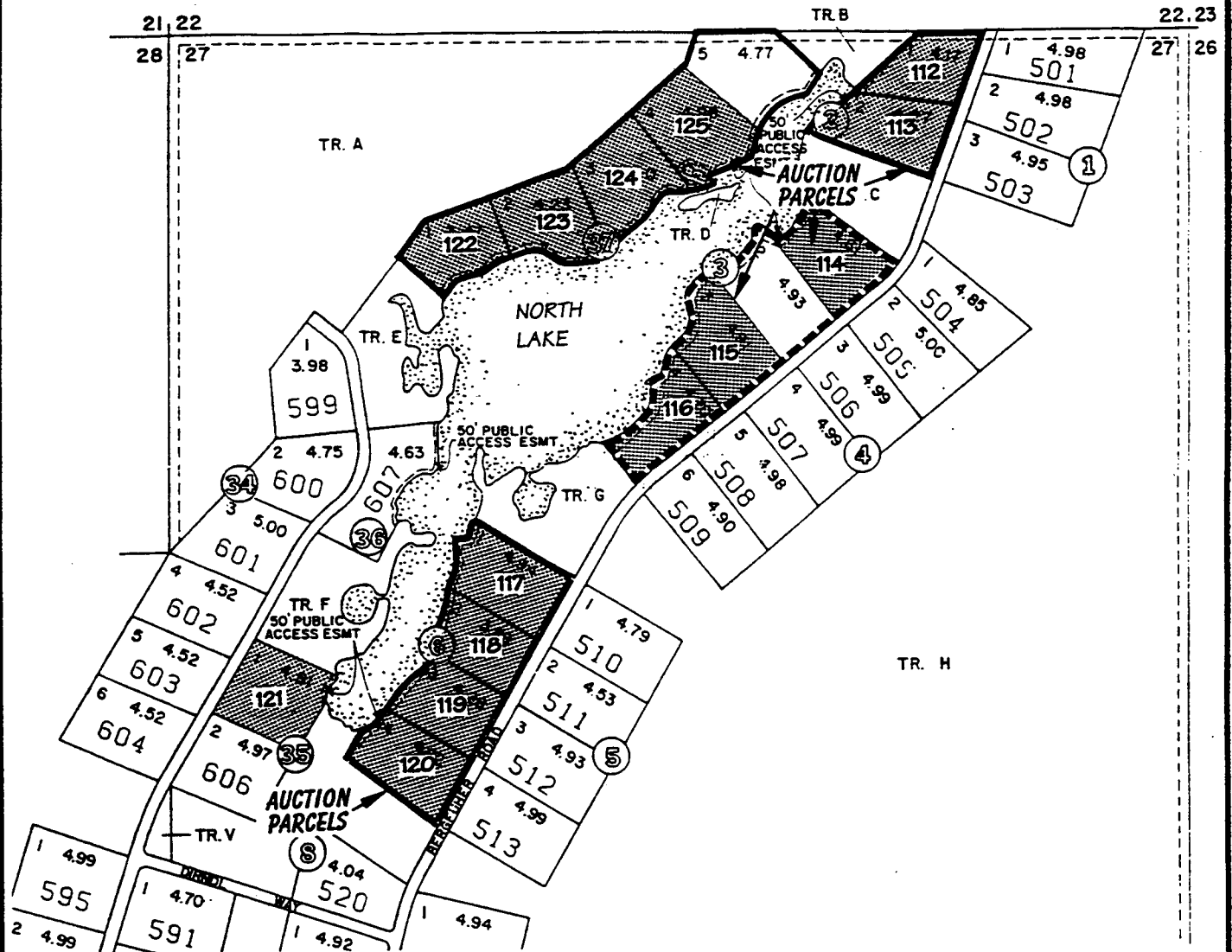
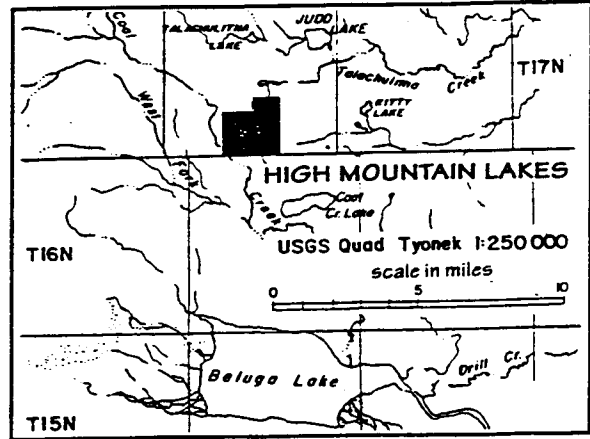
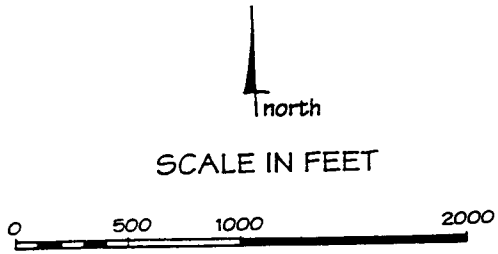
HIGH MOUNTAIN LAKE AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
112	210379	S017N013W27	LOT 1, BLOCK 2	ASLS 80-154	4.17	H,G,N,K,C	\$7,200	
113	210380	S017N013W27	LOT 2, BLOCK 2	ASLS 80-154	4.27	H,N,K,C	\$8,600	
114	210314	S017N013W27	LOT 1, BLOCK 3	ASLS 80-154	4.61	H,N,K,C	\$9,000	
115	210316	S017N013W27	LOT 3, BLOCK 3	ASLS 80-154	4.91	H,K,C	\$9,500	
116	210317	S017N013W27	LOT 4, BLOCK 3	ASLS 80-154	4.7	H,N,K,C	\$10,800	
117	210381	S017N013W27	LOT 1, BLOCK 6	ASLS 80-154	4.94	H,N,K,C	\$9,000	
118	210382	S017N013W27	LOT 2, BLOCK 6	ASLS 80-154	3.99	H,K,C	\$9,000	
119	210383	S017N013W27	LOT 3, BLOCK 6	ASLS 80-154	4.29	H,K,C	\$9,000	
120	210384	S017N013W27	LOT 4, BLOCK 6	ASLS 80-154	4.92	H,N,K,C	\$8,100	
121	210678	S017N013W27	LOT 1, BLOCK 35	ASLS 80-154	4.91	H,N,K,C	\$8,100	
122	210389	S017N013W27	LOT 1, BLOCK 37	ASLS 80-154	3.47	H,N,K,C	\$9,000	
123	210390	S017N013W27	LOT 2, BLOCK 37	ASLS 80-154	4.23	H,N,K,C	\$9,500	
124	210391	S017N013W27	LOT 3, BLOCK 37	ASLS 80-154	4.6	H,N,K,C	\$9,900	
125	210392	S017N013W27	LOT 4, BLOCK 37	ASLS 80-154	4.96	H,N,K,C	\$9,500	

SOUTHCENTRAL REG

HIGH MOUNTAIN LAKES

LOCATION MAP



SOUTHCENTRAL REGION

MAP 18

LAKE LOUISE SUBDIVISION

Lake Louise Subdivision (Small Lots II) consist of lots within various United States Surveys on the southern and eastern shore of Lake Louise, which is located within the Matanuska-Susitna Borough. Overland access to the south end of Lake Louise is available utilizing the Glenn Highway and the Lake Louise Road. Boat access to the lots can often be dangerous as the lake is susceptible to strong wind and wave action. Fly-in access is also available on Lake Louise.

The topography of the lake shore offers a variety of slopes from nearly level to steep cliffs. The elevation of Lake Louise is 2,362 feet above sea level. Vegetation cover on these lots is typical of the Lake Louise area with stunted spruce on the wetter lands and small to medium diameter spruce on the better drained lands.

Temperatures range from an average of -15°F in January to a high of 55°F in July. Annual precipitation averages 9 inches and summer frosts are common. Soils may contain permafrost in some areas.

Lake Louise is a popular lake for water-related recreation activities. Fishing is reported to be excellent. The surrounding lands provide hunting opportunities for caribou and moose. In recent years winter sport activity here has been on the upswing. Firewood and houselogs in the area are scarce.

These lots are located within the Talkeetna Mountains Special Use District. Development of lots may be restricted. For further information contact the Matanuska-Susitna Borough.

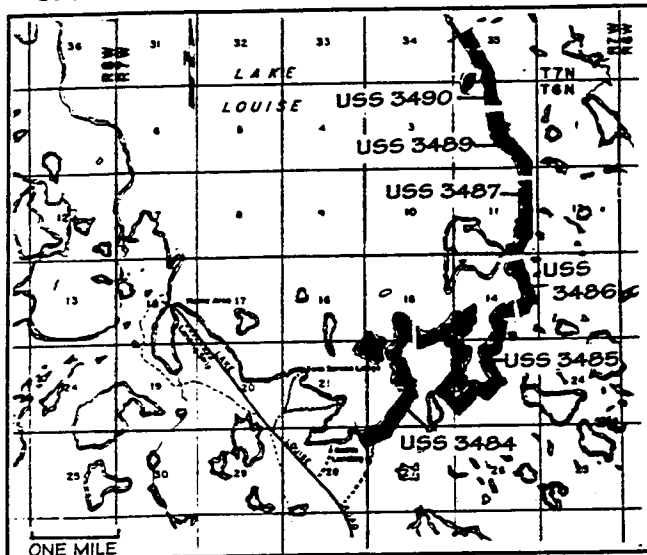
LAKE LOUISE AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
126	219299	C006N007W02	LOT 7	USS 3489	4.98	TT,00	\$23,700	
127	219302	C006N007W02	LOT 10B	USS 3489	2.24	00	\$5,600	
128	219301	C006N007W02	LOTS 9A, 9B	USS 3489	4.25	TT,00	\$26,200	
129	219300	C006N007W02	LOTS 8A, 8B	USS 3489	5	TT,00	\$23,700	
130	219306	C006N007W02	LOTS 14A, 14B	USS 3489	4.25	TT,00	\$25,000	
131	219294	C006N007W11	LOT 9	USS 3487	4.41	TT,00	\$25,000	
132	219293	C006N007W11	LOT 8	USS 3487	4.32	TT,00	\$25,000	
133	219261	C006N007W14	LOT 6	USS 3485	2.87	TT,00	\$22,000	
134	219281	C006N007W14	LOT 53	USS 3485	3.68	TT,00	\$22,500	
135	219285	C006N007W14	LOT 57	USS 3485	5.23	TT,00	\$26,200	
136	219288	C006N007W14	LOT 9	USS 3486	4.6	TT,00	\$23,700	
137	219259	C006N007W14,15	LOT 4	USS 3485	4.35	TT,00	\$25,000	
138	219260	C006N007W14,15	LOT 5	USS 3485	3.44	TT,00	\$22,500	
139	219250	C006N007W15	LOT 21	USS 3484	5.72	TT,00	\$26,200	
140	219252	C006N007W15	LOT 24	USS 3484	4.36	TT,00	\$25,000	
141	219255	C006N007W15	LOT 28	USS 3484	2.53	TT,00	\$21,000	
142	219249	C006N007W22	LOT 16	USS 3484	2.35	TT,00	\$20,000	
143	219263	C006N007W22	LOT 13B	USS 3485	2.07	TT,00	\$5,200	
144	219265	C006N007W22,23	LOT 23	USS 3485	3.58	TT,00	\$20,000	
145	219247	C006N007W22,27	LOT 7	USS 3484	3.48	TT,00	\$22,500	
146	219269	C006N007W23	LOT 30	USS 3485	4.84	TT,00	\$23,700	
147	219271	C006N007W23	LOT 34	USS 3485	4.41	TT,00	\$25,000	
148	219277	C006N007W23	LOT 47	USS 3485	4.31	TT,UU	\$25,000	

SOUTHCENTRAL REGION

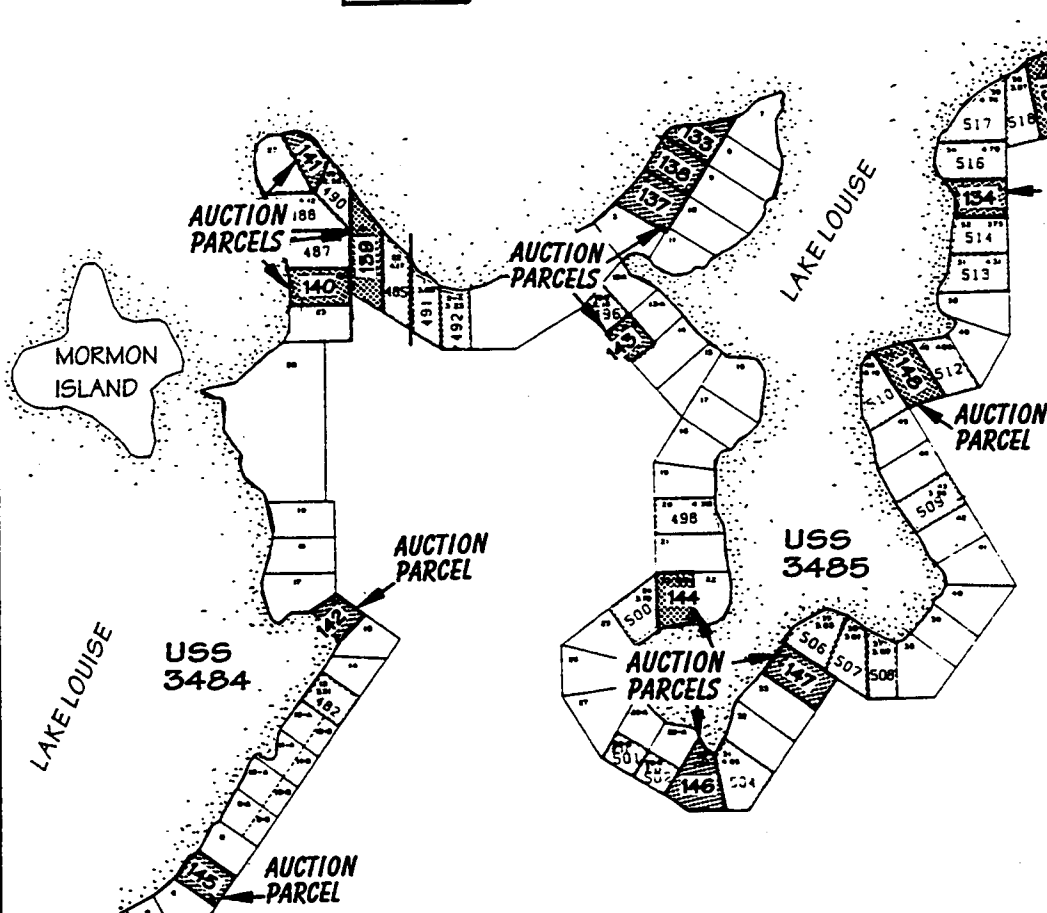
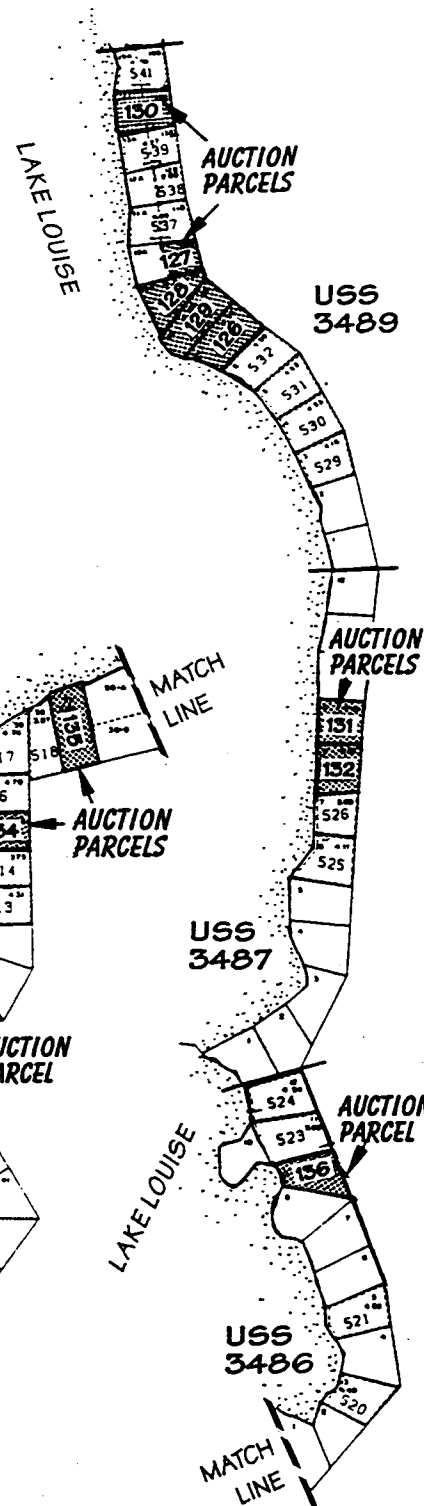
LAKE LOUISE

LOCATION MAP



SCALE IN FEET

0 500 1000



SOUTHCENTRAL REGION

MAP 19

ONESTONE LAKE SUBDIVISION

Onestone Lake Subdivision is located in the Matanuska-Susitna Borough approximately 60 miles northwest of Anchorage and 11 miles west of Skwentna. The only year-round access is by aircraft using either Shell Lake or Onestone Lake as a landing area. The Iditarod Trail passes through the southeast corner of the subdivision and allows limited access during the winter months only. The area tends to have a generally flat to rolling terrain, draining to Shell Creek which runs along a portion of the east border. Vegetation is predominantly lowland spruce-hardwood forests with areas of low bush bog and muskeg. Soils in the area consist of approximately six inches of organic overburden underlain by a glacial till of silty gravels. Elevations within the area range from 360 to 500 feet above sea level. The annual precipitation is approximately 29 inches, including 119 inches of snow. The normal winter temperatures range from 0°F to 16°F and the normal summer temperatures range from 46°F to 68°F.

Please Note:

There is a 10-foot wide utility easement each side of common interior lot lines. There is a 20-foot wide utility easement located adjacent to right-of-way lines within all lots and tracts. There shall be easements as required at each pole location for guys or anchors. The right shall be reserved for the involved utility companies to cut any trees, within or without the easement; which reasonably present a danger to the utility.

There is reserved, adjacent to the rights-of-way shown, slope easements sufficient to contain cut and fill material to conform to minimum borough standards in force at the time of construction of roads to borough standards.

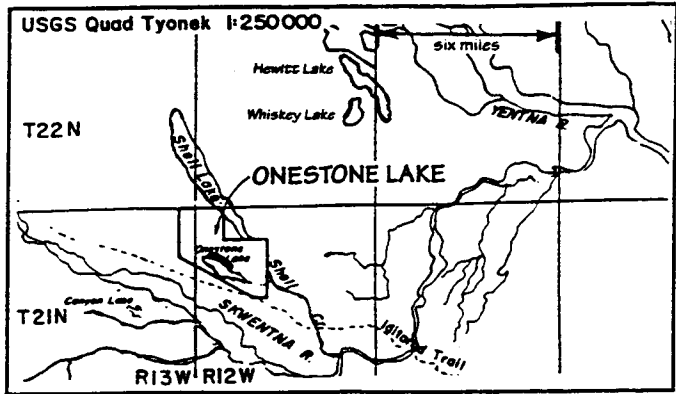
ONESTONE LAKE AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
149	215804	S021N012W07	LOT 1, BLOCK 5	ASLS 81-110	4.99		\$7,500	
150	215805	S021N012W07	LOT 2, BLOCK 5	ASLS 81-110	4.27		\$7,500	
151	215806	S021N012W07	LOT 3, BLOCK 5	ASLS 81-110	3.94	R	\$7,500	
152	215807	S021N012W07	LOT 4, BLOCK 5	ASLS 81-110	4.92	R	\$7,500	
153	215811	S021N012W07	LOT 8, BLOCK 5	ASLS 81-110	4.62		\$4,200	
154	215812	S021N012W07	LOT 1, BLOCK 6	ASLS 81-110	4.95		\$7,500	
155	215813	S021N012W07	LOT 2, BLOCK 6	ASLS 81-110	4.97		\$7,500	
156	215814	S021N012W07	LOT 3, BLOCK 6	ASLS 81-110	4.45		\$7,500	
157	215815	S021N012W07	LOT 4, BLOCK 6	ASLS 81-110	4.44		\$7,500	
158	215818	S021N012W08	LOT 7, BLOCK 6	ASLS 81-110	5		\$7,500	
159	215819	S021N012W08	LOT 8, BLOCK 6	ASLS 81-110	5		\$7,500	

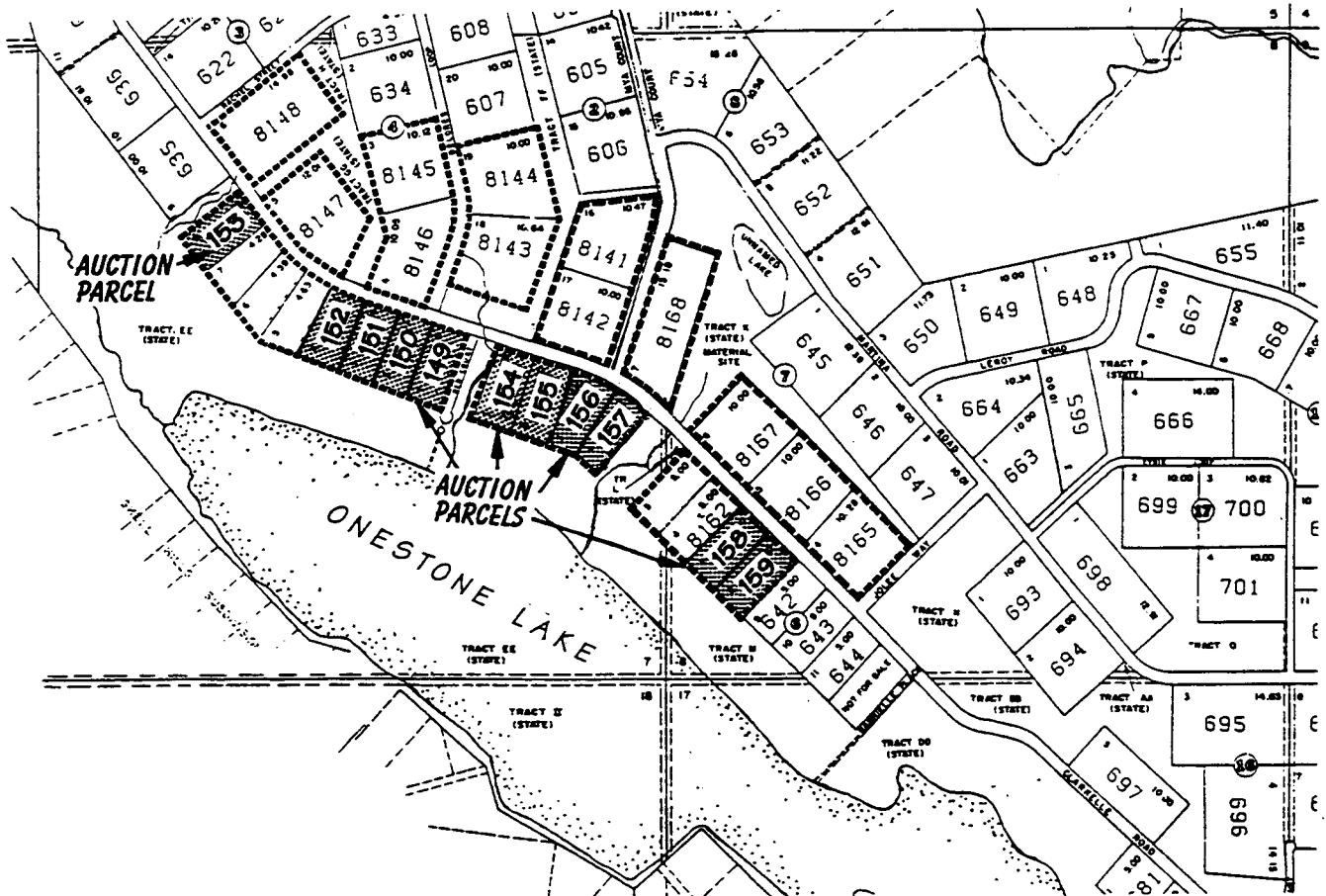
SOUTHCENTRAL REGION

ONESTONE LAKE

LOCATION MAP



SCALE IN FEET



SOUTHCENTRAL REGION

MAP 20

TAZLINA HILLS SUBDIVISION

Tazlina Hills Subdivision is located in the Copper River Valley 2.5 miles northwest of Copper Center. This disposal site is bounded to the west by the Alyeska pipeline and the east by the Richardson Highway. Access is via the Richardson Highway and the School Road.

The terrain of these areas is made up of low rolling hills and creek valleys covered by spruce forests and dotted with small lakes and muskeg formations. Soils are alluvial in nature and include extensive formations for permafrost. Water may be of poor quality or quantity, and may have to be hauled from lakes or streams.

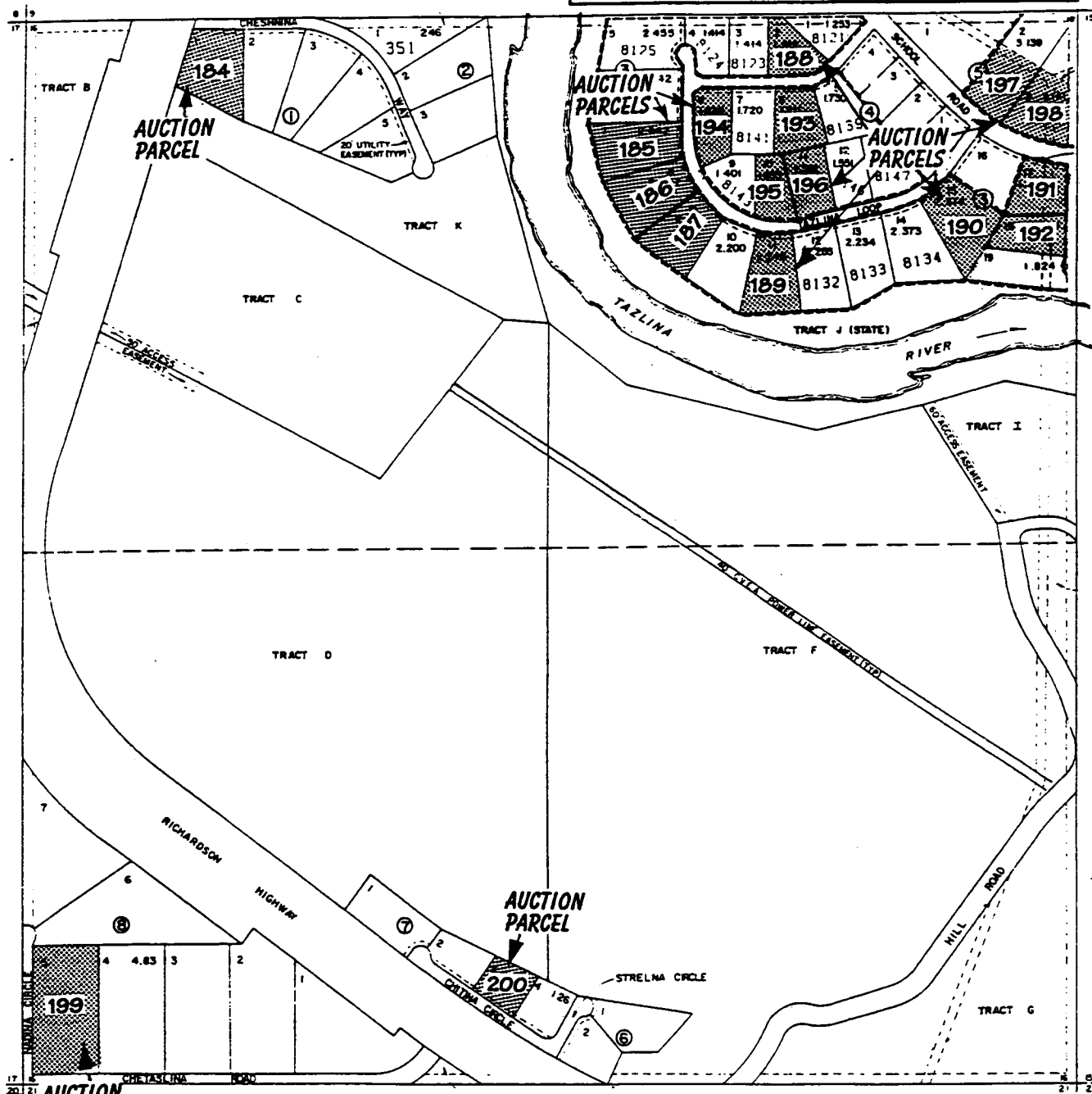
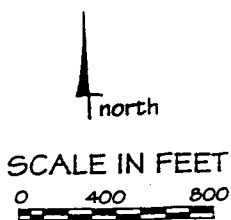
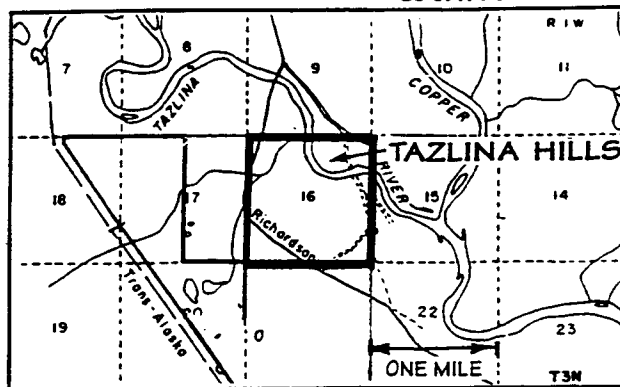
Temperatures in this area average 42°F to 68°F in summer to -16°F to 35°F in winter with extremes between -64°F and 91°F. Annual precipitation averages 11 inches including 39 inches of snow.

TAZLINA HILLS AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
184	204718	C003N001W16	LOT 1, BLOCK 1	ASLS 79-227	2.626	K	\$11,800	
185	219166	C003N001W16	LOT 7, BLOCK 3	ASLS 79-227	2.442	N	\$13,600	
186	219167	C003N001W16	LOT 8, BLOCK 3	ASLS 79-227	2.387	N	\$14,300	
187	219168	C003N001W16	LOT 9, BLOCK 3	ASLS 79-227	2.129	N	\$12,700	
188	219161	C003N001W16	LOT 2, BLOCK 3	ASLS 79-227	1.414	JJ	\$6,400	
189	219170	C003N001W16	LOT 11, BLOCK 3	ASLS 79-227	2.246	N	\$12,400	
190	219174	C003N001W16	LOT 15, BLOCK 3	ASLS 79-227	2.374	N	\$11,400	
191	219175	C003N001W16	LOT 17, BLOCK 3	ASLS 79-227	1.704	NN	\$7,700	
192	219176	C003N001W16	LOT 18, BLOCK 3	ASLS 79-227	1.504	NN	\$6,800	Debris on lot.
193	219179	C003N001W16	LOT 6, BLOCK 4	ASLS 79-227	1.711	N	\$7,700	
194	219181	C003N001W16	LOT 8, BLOCK 4	ASLS 79-227	1.636	N	\$7,400	
195	219183	C003N001W16	LOT 10, BLOCK 4	ASLS 79-227	1.403		\$5,300	
196	219184	C003N001W16	LOT 11, BLOCK 4	ASLS 79-227	1.551		\$6,000	
197	219187	C003N001W16	LOT 2, BLOCK 5	ASLS 79-227	3.139	JJ, NN	\$14,100	
198	219188	C003N001W16	LOT 3, BLOCK 5	ASLS 79-227	3.141	JJ, NN	\$14,100	
199	204736	C003N001W16	LOT 5, BLOCK 8	ASLS 79-227	4.832		\$14,600	
200	204730	C003N001W16	LOT 3, BLOCK 7	ASLS 79-227	1.26	K	\$5,700	

TAZLINA HILLS

LOCATION MAP



SOUTHCENTRAL REGION

MAP 25

DEADMAN LAKE SUBDIVISION

Deadman Lake Subdivision is located approximately 70 miles west of Fairbanks and a few miles inland from the Tanana River in a remote setting that offers excellent recreational opportunities. The area offers a variety of views from the gently rolling hills. The area cover is aspen, birch, white spruce and an occasional stand of black spruce. The soils are predominantly a mixture of sand and silt with isolated masses of permafrost. Access is primarily by floatplane. The nearest road system is located 20 miles northwest of Deadman Lake at Manley Hot Springs.

Please Note:

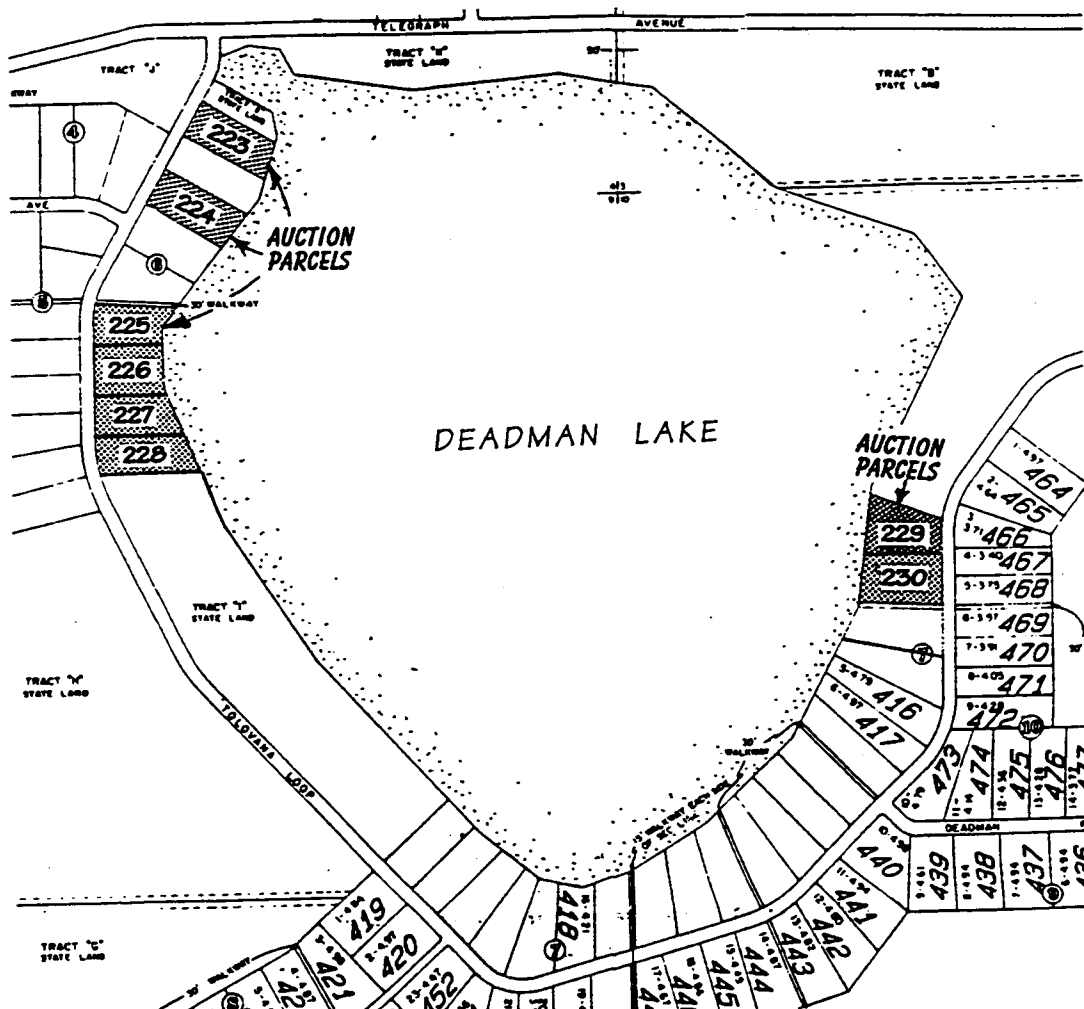
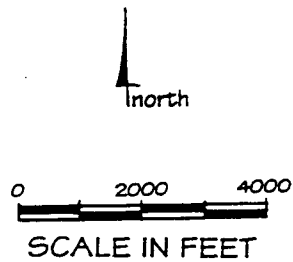
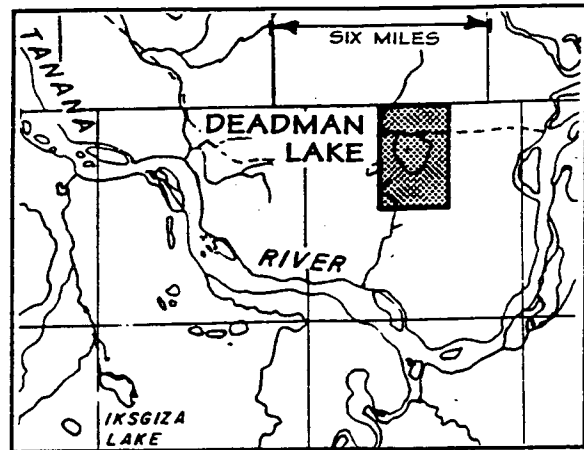
The subdivision is located on lands for which the State of Alaska has only received TENTATIVELY APPROVAL. Please refer to Tentatively Approved Lands in the Conditions of Purchase section of this brochure.

DEADMAN LAKE AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
223	407606	F001S012W04	LOT 1, BLOCK 6	ASLS 81-40	4.597	Q,W,GG,TT	\$12,500	
224	407608	F001S012W04,09	LOT 3, BLOCK 6	ASLS 81-40	4.924	Q,W,GG,TT	\$12,500	
225	407611	F001S012W09	LOT 6, BLOCK 6	ASLS 81-40	3.783	Q,W,GG,TT	\$12,500	
226	407612	F001S012W09	LOT 7, BLOCK 6	ASLS 81-40	4.644	Q,W,GG,TT	\$12,500	
227	407613	F001S012W09	LOT 8, BLOCK 6	ASLS 81-40	4.21	Q,W,GG,TT	\$12,500	
228	407614	F001S012W09	LOT 9, BLOCK 6	ASLS 81-40	4.813	Q,W,GG,TT	\$12,500	
229	407521	F001S012W10	LOT 1, BLOCK 7	ASLS 81-40	4.61	Q,W,GG,TT	\$12,500	
230	407522	F001S012W10	LOT 2, BLOCK 7	ASLS 81-40	4.923	Q,W,GG,TT	\$12,500	

DEADMAN LAKE

LOCATION MAP



NORTHERN REGION

MAP 37

GESKAKMINA LAKE SUBDIVISION

The Geskakmina Lake Subdivision is located 40 air miles northwest of Nenana and 25 miles southeast of Manley Hot Springs. Primary access is by floatplane. The elevation varies from 550 to 675 feet with birch and poplar stands on the higher ground while the lower lying valleys and flats are primarily spruce forests. Availability of house logs is limited in the vicinity of Geskakmina Lake. The Alaska Department of Fish and Game stocks the lake with silver salmon, and the area supports substantial small game and black bear populations.

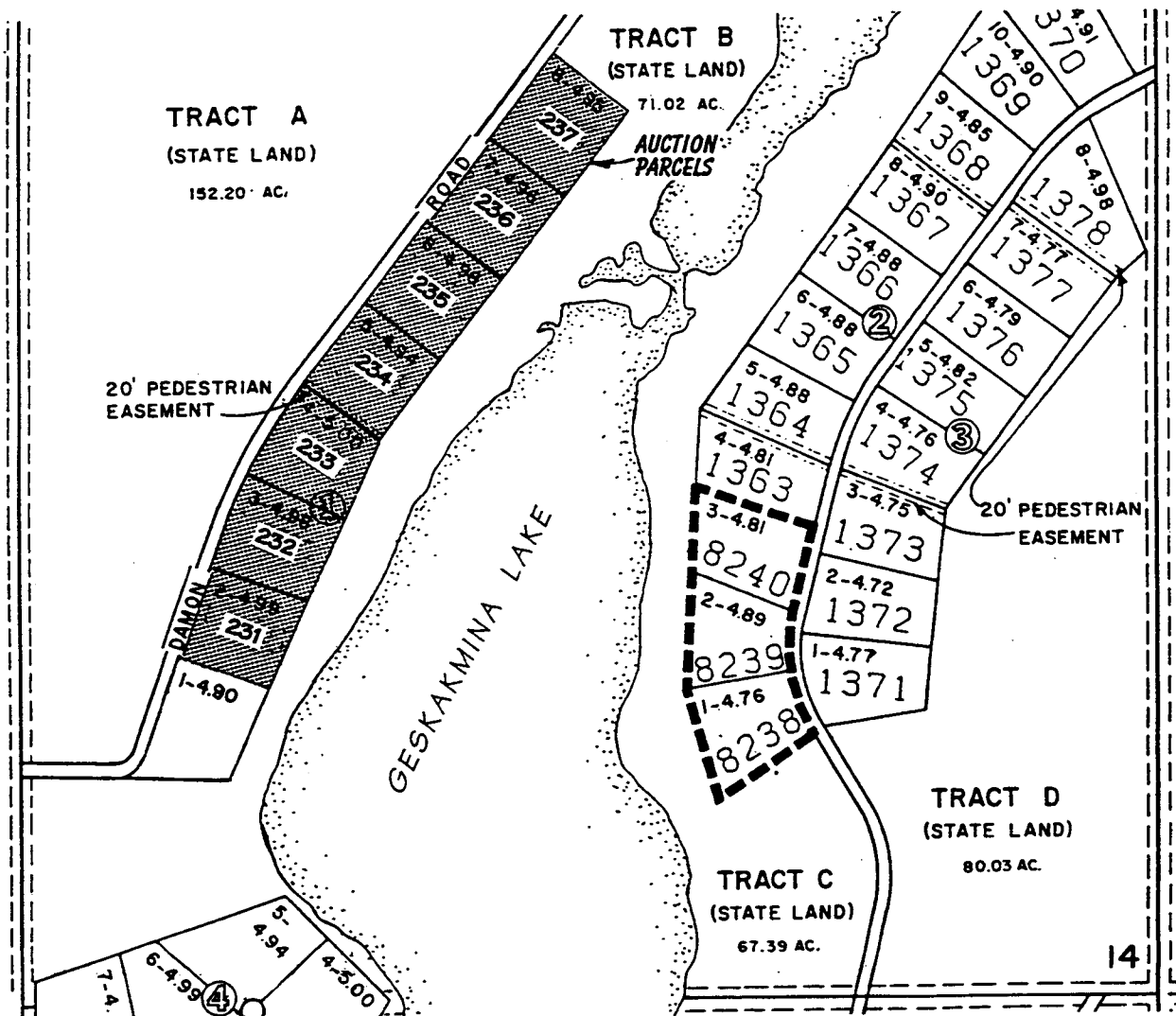
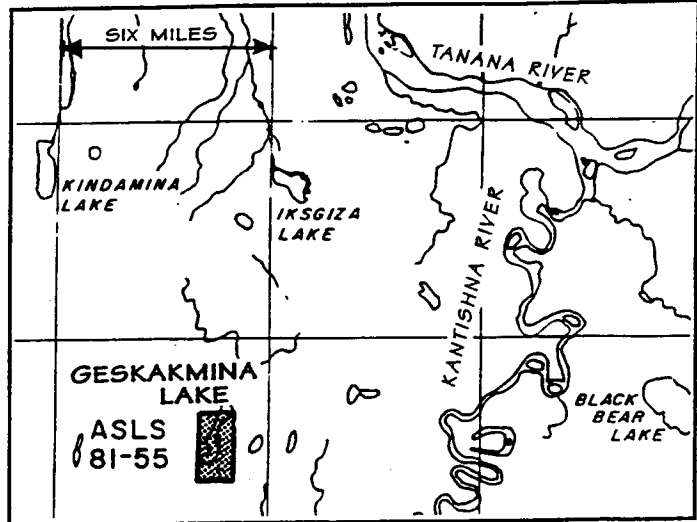
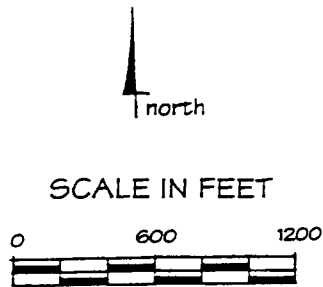
GESKAKMINA LAKE AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
231	415567	F003S014W14	LOT 2, BLOCK 1	ASLS 81-55	4.991	J,L,Q	\$7,300	
232	415568	F003S014W14	LOT 3, BLOCK 1	ASLS 81-55	4.976	J,L,Q	\$7,300	
233	415569	F003S014W14	LOT 4, BLOCK 1	ASLS 81-55	4.997	J,L,Q,R	\$7,300	
234	415570	F003S014W14	LOT 5, BLOCK 1	ASLS 81-55	4.941	J,L,Q,R	\$7,300	
235	415571	F003S014W14	LOT 6, BLOCK 1	ASLS 81-55	4.975	J,L,Q	\$7,300	
236	415572	F003S014W14	LOT 7, BLOCK 1	ASLS 81-55	4.964	J,L,Q	\$7,300	
237	415573	F003S014W14	LOT 8, BLOCK 1	ASLS 81-55	4.953	J,L,Q	\$7,300	

NORTHERN REGION

GESKAKMINA LAKE

LOCATION MAP



KINDAMINA LAKE SUBDIVISION

Kindamina Lake Subdivision is located approximately 15 miles south of Manley Hot Springs and 90 miles west of Fairbanks. Access will be primarily by plane, with floats in the summer and skis in the winter. The lake is approximately 1½ miles long and ½ mile wide, and contains northern pike and whitefish.

The terrain is fairly level with an average elevation of 450 feet. The subdivision surrounds the northern half of the lake and includes most of the eastern shore. Vegetation consists mainly of birch and aspen.

Climatic conditions are typical for areas within the interior with summer temperatures ranging from 37°F to 70°F and winter temperatures from -24°F to 26°F. The temperature extremes are -62°F and 89°F with an average annual precipitation of 13 inches.

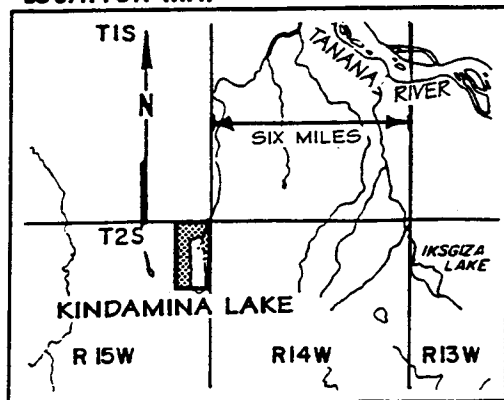
KINDAMINA LAKE AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
264	409201	F002S015W01	LOT 4, BLOCK 2	ASLS 81-218	3.004	K,X,TT	\$12,500	
265	409202	F002S015W01	LOT 1, BLOCK 4	ASLS 81-218	3.126	K,X,TT	\$11,250	
266	409203	F002S015W01	LOT 2, BLOCK 4	ASLS 81-218	3.14	K,X,TT	\$11,250	
267	409204	F002S015W01	LOT 3, BLOCK 4	ASLS 81-218	3.048	K,X,TT	\$11,250	
268	409205	F002S015W01	LOT 4, BLOCK 4	ASLS 81-218	3.101	K,X,TT	\$11,250	
269	409206	F002S015W01	LOT 5, BLOCK 4	ASLS 81-218	3.167	K,X,TT	\$11,250	Debris on lot.
270	409207	F002S015W01	LOT 3, BLOCK 5	ASLS 81-218	4.515	K,X,TT	\$11,250	
271	409208	F002S015W01	LOT 5, BLOCK 5	ASLS 81-218	3.056	K,X,TT,R	\$12,500	
272	409209	F002S015W01	LOT 6, BLOCK 5	ASLS 81-218	3.01	K,X,TT	\$11,250	
273	409180	F002S015W01	LOT 7, BLOCK 5	ASLS 81-218	3.003	K,X,TT	\$11,250	
274	409181	F002S015W01	LOT 8, BLOCK 5	ASLS 81-218	3.059	K,X,TT	\$11,250	
275	409186	F002S015W12	LOT 13, BLOCK 5	ASLS 81-218	3.07	K,X,TT,R	\$12,500	
276	409190	F002S015W12	LOT 17, BLOCK 5	ASLS 81-218	3.019	K,X,TT	\$11,250	
277	409192	F002S015W12	LOT 19, BLOCK 5	ASLS 81-218	3.1	K,X,TT,R	\$11,250	
278	409193	F002S015W12	LOT 20, BLOCK 5	ASLS 81-218	3.216	K,X,TT	\$11,250	
279	409194	F002S015W12	LOT 21, BLOCK 5	ASLS 81-218	3.049	K,X,TT	\$11,250	

NORTHERN REGION

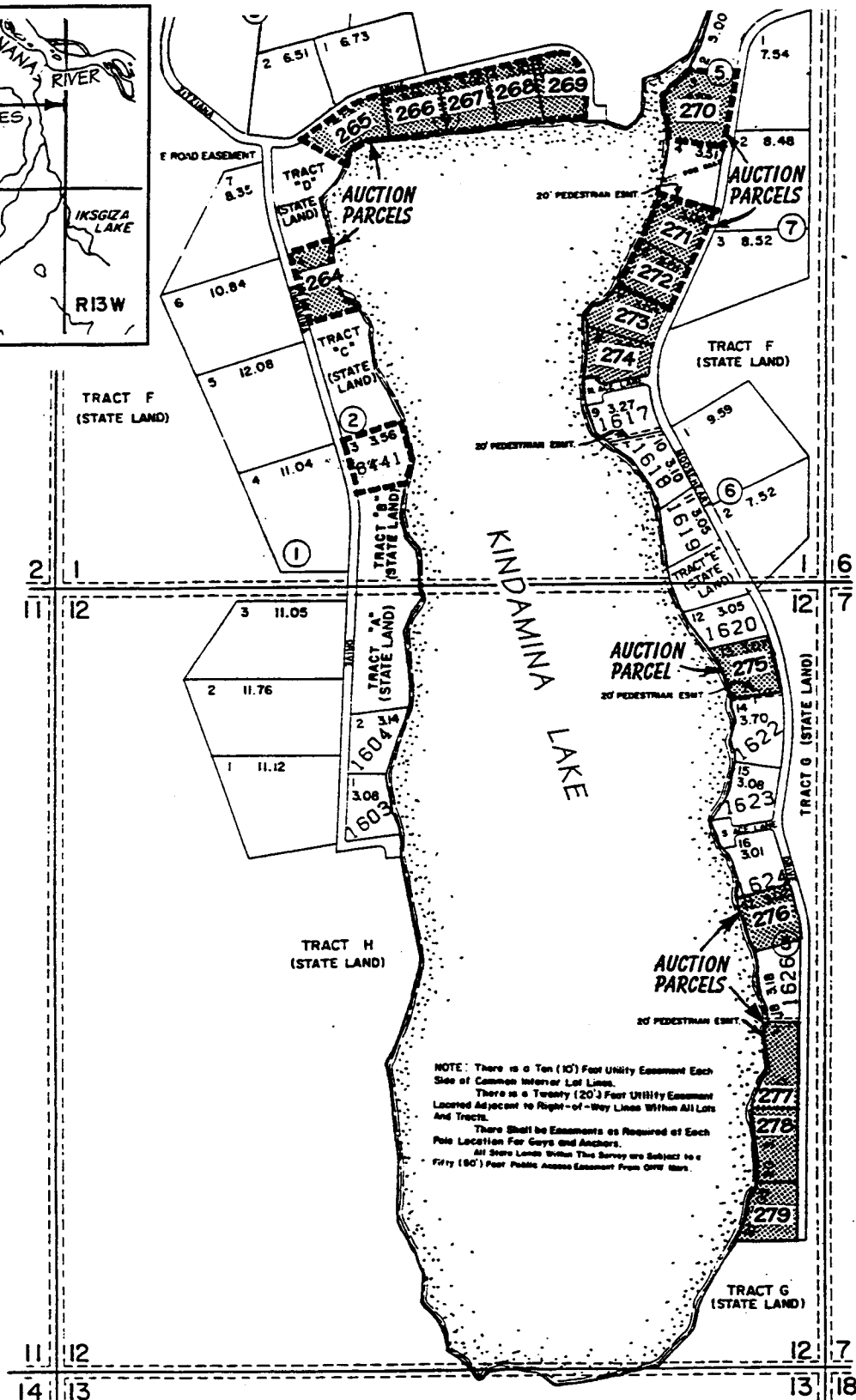
KINDAMINA LAKE

LOCATION MAP



SCALE IN FEET

0 400 800



NORTHERN REGION

MAP 43

TOTEK LAKE SUBDIVISION

Totek Lake Subdivision is located approximately 30 miles southeast of Nenana and 12 miles west of the Teklanika River. Access is feasible by plane, using floats in the summer and skis in the winter. The lake itself is shallow and is approximately one mile in length. The subdivision is located on the northern portion of the lake on fairly flat terrain that rises gradually to the north. A number of the lots afford an excellent view of the lake and the mountains to the south. Tree cover is primarily spruce, birch, and aspen of medium height and density.

Climatic conditions are typical for areas within the interior with summer temperatures ranging from 37°F to 70°F and winter temperatures from -24°F to 26°F. Average annual precipitation is 13 inches.

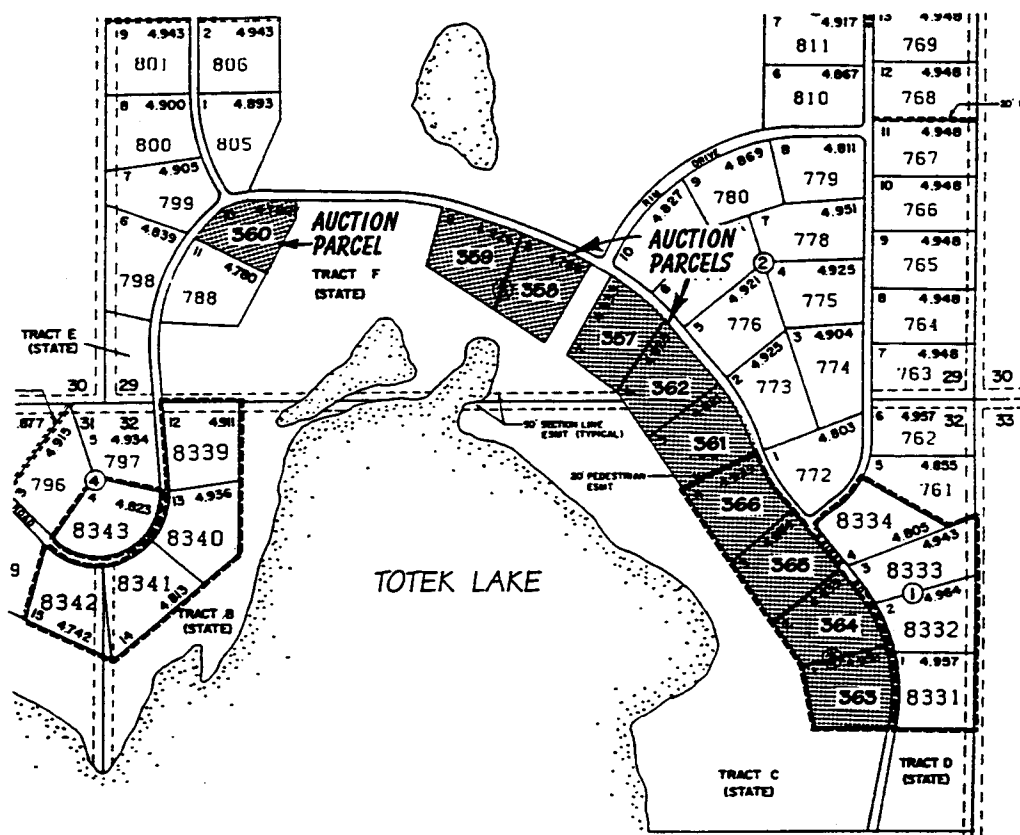
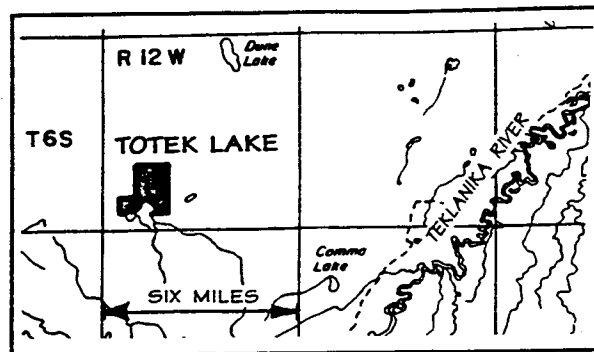
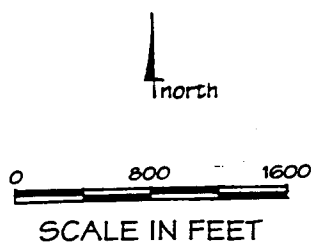
TOTEK LAKE AUCTION SALE

PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
357	410994	F006S012W29	LOT 7, BLOCK 3	ASLS 81-57	4.933	E	\$7,300	
358	410995	F006S012W29	LOT 8, BLOCK 3	ASLS 81-57	4.769	E	\$7,300	
359	410996	F006S012W29	LOT 9, BLOCK 3	ASLS 81-57	4.926	E	\$7,300	
360	410997	F006S012W29	LOT 10, BLOCK 3	ASLS 81-57	4.76	E	\$7,300	
361	410992	F006S012W29,32	LOT 5, BLOCK 3	ASLS 81-57	4.921	E,R	\$7,300	
362	410993	F006S012W29,32	LOT 6, BLOCK 3	ASLS 81-57	4.925	E	\$7,300	
363	415577	F006S012W32	LOT 1, BLOCK 3	ASLS 81-57	4.932	E	\$7,300	
364	415574	F006S012W32	LOT 2, BLOCK 3	ASLS 81-57	4.933	E	\$7,300	
365	415575	F006S012W32	LOT 3, BLOCK 3	ASLS 81-57	4.894	E	\$7,300	
366	415576	F006S012W32	LOT 4, BLOCK 3	ASLS 81-57	4.939	E,R	\$7,300	

NORTHERN REGION

TOTEK LAKE

LOCATION MAP



NORTHERN REGION

MAP 52

TUNGSTEN SUBDIVISION

Tungsten Subdivision is located about 7 miles northeast of Fairbanks. Primary access is by Juniper Drive from Chena Hot Springs Road.

Elevation ranges from 750 to 1,500 feet. Medium-sized birch and aspen can be found on most of the subdivision lots. Many of the lots at higher elevations provide good scenic views. Soils on slopes with a southern or eastern exposure are generally good.

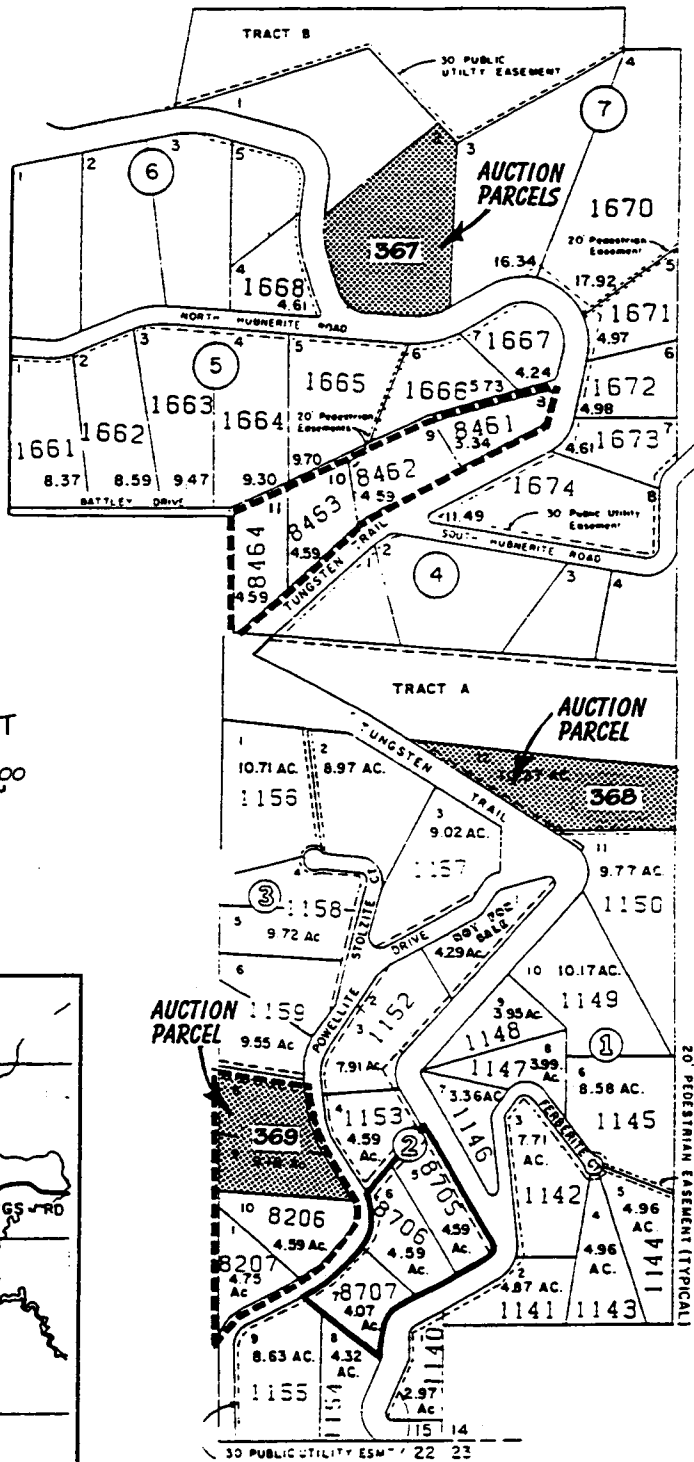
Ground water in this area may contain high concentrations of arsenic. Water is available, but the quantity and quality are unknown.

TUNGSTEN AUCTION SALE

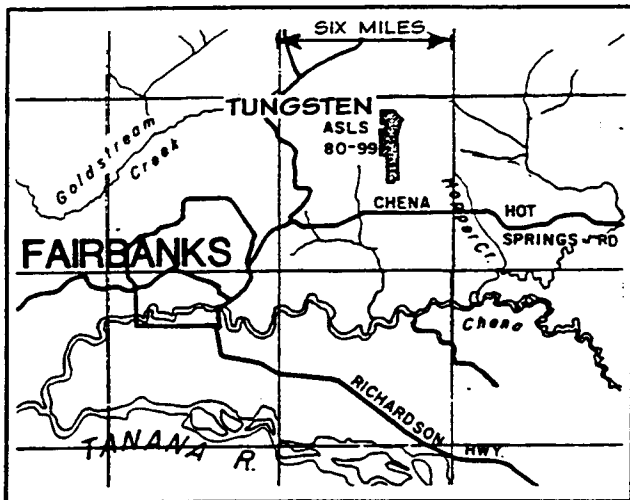
PARCEL	ADL	MTRS	DESCRIPTION	SURVEY	ACRES	RESERVATION CODES	MINIMUM BID	COMMENT
367	415565	F001N001E10	LOT 2, BLOCK 7	ASLS 80-99	14.034	E	\$42,300	
368	415566	F001N001E14,15	LOT 12, BLOCK 1	ASLS 80-99	10.373	E,J,R	\$29,100	
369	407181	F001N001E15	LOTS 8, 9, BLOCK 3	ASLS 80-99	9.182	W,J,R,E	\$36,800	

NORTHERN REGION

TUNGSTEN



LOCATION MAP



NORTHERN REGION

MAP 53

ADL:	LOT:	BLOCK:	SUBDIVISION:	Appraisal #	Date of Appraisal	Date of Approval	Value
407613	08	06	DEADMAN LAKE	3073	10/17/00	1/2/01	\$ 12,600
407614	09	06	DEADMAN LAKE	3073	10/17/00	1/2/01	\$ 14,400
407521	01	07	DEADMAN LAKE	3073	10/17/00	1/2/01	\$ 13,800
407522	02	07	DEADMAN LAKE	3073	10/17/00	1/2/01	\$ 14,800
415577	01	03	TOTEK LAKE	3073	10/17/00	1/2/01	\$ 8,400
410992	05	03	TOTEK LAKE	3073	10/17/00	1/2/01	\$ 8,400
410993	06	03	TOTEK LAKE	3073	10/17/00	1/2/01	\$ 8,400
410997	10	03	TOTEK LAKE	3073	10/17/00	1/2/01	\$ 2,400